133.0	0008	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,218,900 / 1,218,900
					USE VALUE: 1,218,900 / 1,218,900
					ASSESSED: 1,218,900 / 1,218,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAJAGOPAL KRISHNA
Owner 2:	ANSEL DANA
Owner 3:	
Street 1:	43 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEDO DIANE M -
Owner 2:	-
Street 1:	43 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,541 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 2446 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7541.000	636,300	1,000	581,600	1,218,900
Total Card	0.173	636,300	1,000	581,600	1,218,900
Total Parcel	0.173	636,300	1,000	581,600	1,218,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.43 | /Parcel: 498.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85892
GIS Ref	
GIS Ref	
Insp Date	11/11/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	636,300	1000	7,541.	581,600	1,218,900	1,218,900	Year End Roll	12/18/2019
2019	101	FV	542,700	1000	7,541.	613,900	1,157,600	1,157,600	Year End Roll	1/3/2019
2018	101	FV	542,700	1000	7,541.	452,400	996,100	996,100	Year End Roll	12/20/2017
2017	101	FV	542,700	1000	7,541.	433,000	976,700	976,700	Year End Roll	1/3/2017
2016	101	FV	542,700	1000	7,541.	400,700	944,400	944,400	Year End	1/4/2016
2015	101	FV	435,900	1000	7,541.	336,000	772,900	772,900	Year End Roll	12/11/2014
2014	101	FV	435,900	1000	7,541.	328,300	765,200	765,200	Year End Roll	12/16/2013
2013	101	FV	435,900	1000	7,541.	312,800	749,700	749,700		12/13/2012

!10410!

PRINT

Date	Time
12/11/20	00:42:57

LAST REV

Date	Time
06/09/16	08:12:30
ekelly	
10410	

USER DEFINED

Prior Id # 1:	85892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEDO DIANE M	44196-123		11/30/2004		769,000	No	No		
	12068-169		9/2/1971		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2015	39	Renovate	158,000					Renovation of kitc
9/2/2004	821	Manual	1,650					REPL 7 FT CARRYING

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2008	Meas/Inspect	355	PATRIOT
9/22/2005	MLS	BR	B Rossignol
3/20/2005	MLS	MM	Mary M
4/7/2000	Missed Appt.	264	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7541		Sq. Ft.	Site		0	90.	0.86	10									581,610						581,600	

Total AC/HA: 0.17312 | Total SF/SM: 7541 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 581,610 | Spl Credit | Total: 581,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	35	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09229147
Const Adj.:	1.04997993
Adj $ / SQ:	143.361
Other Features:	118250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638859
Depreciation:	2555
Depreciated Total:	636303

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 2				HB		

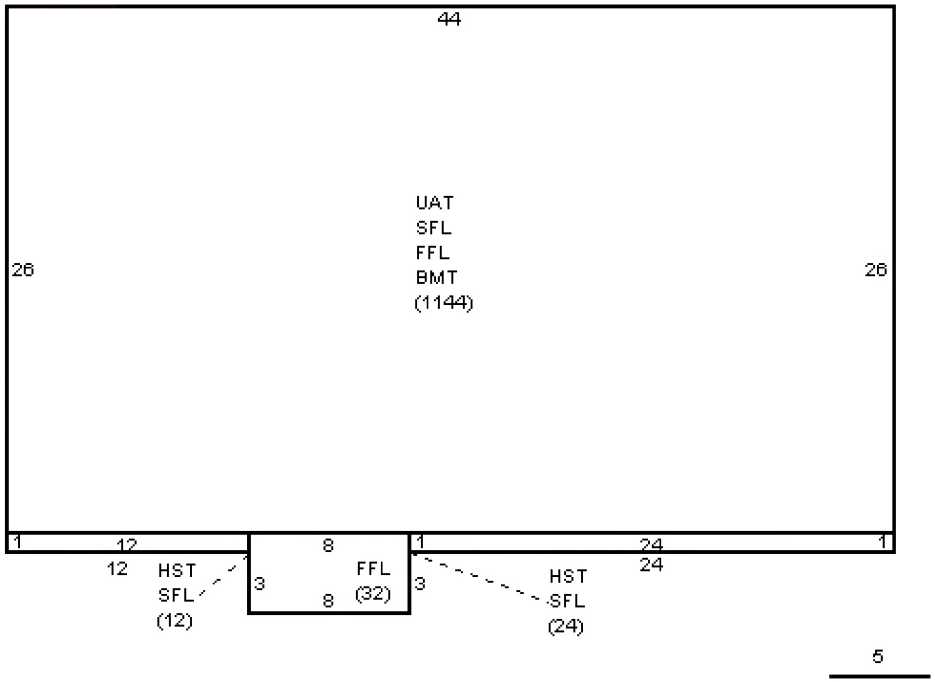
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	5	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,180	143.360	169,165
FFL	First Floor	1,176	143.360	168,592
BMT	Basement	1,144	43.010	49,201
UAT	Upper Attic	286	70.610	20,193
HST	Half Story	18	143.360	2,580

Net Sketched Area:	3,804			Total:	409,731
Size Ad	2374	Gross Are	4680	FinArea	2446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.47
Special Features:	0	Val/Su Net:	167.27
Final Total:	636300	Val/Su SzAd	268.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X22	A	AV	1950	2.91	T	40.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000